	Commercial Sales											
S-B-L	Sales Date	Sales Price	Total AV at Time of Sale	Address	Year Built	Site Size	Gross Floor Area	Property Code	Additional Comments			
2-8-6	6/10/2014	\$190,000	200000	3 Pierces Rd	1974	.17 acres	2312	283	Not listed in the MLS; Residence with commercial use			
13-3-1.231 13-5-1.1 13-6-1	5/12/2014	\$1,504,000	983200 444000 168300	240 Dupont Ave 237 Dupont Ave 247 Dupont Ave	1980 1970 1956	1.7 acres 3.8 acres 1.1 acres	21384 40208 1980	449 449 433				
6-6-42.2	4/23/2014	\$4,400,000	3088000	223 West St	1996	13.8 acres	69748	411	62 1-bedroom units; 20 2-bedroom units			
24-11-24.1	4/23/2014	\$2,430,000	1894400	90 Grand St	1929	.42 acre	46324	411	65 units			
35-2-21.1 35-2-23 35-2-26	4/8/2014	\$172,500	284800 65000 24800	199-201 Broadway 200 Ann St 197 Broadway 196 Ann St	1906/ 1950 1910 1900	.20 acre .05 acre .05 acre	8550 1812 1428	482 482 210	Some buildings in poor condition			
46-2-11	3/12/2014	\$100,000	53100	1 Edward St	1920	4000sf	8508	449	On Vacant Building Registry at time of sale			
47-2-1	3/7/2014	\$530,000	710900	175 Overlook Pl	1946	1.50 acre	21646	449				
31-2-19	2/26/2014	\$735,000	499600	62 Grand St	1960	9000sf	4652	464	Office Building (Former American Legion Hall) Purchased by County of Orange			
31-2-18	2/26/2014	\$1,500,000	976600	48 Grand St	1914	15000sf	23916	681	Cultural Facility (Former Masonic Temple) Purchased by County of Orange			
31-2-13.2	2/26/2014	\$1,400,000	1987100	54 Grand St	1915	1.2 a	30706	464	Office Building (Former YMCA Building) Purchased by County of Orange			
29-9-12	2/19/2014	\$105,000	163800	230 Broadway	1890	3465sf	3906	482	Retail & 2 Apartments			

							Gross		
S-B-L	Sales Date	Sales Price	Total AV at Time of Sale	Address	Year Built	Site Size	Floor Area	Property Code	Additional Comments
	Odico Date	Calcolline	Time or oale	7.001000	Dant	OILC OIZC	7 (100	Oode	Additional Comments
27-2-37	2/15/2014	\$275,000	273500	488 Broadway	1900	.06 acre	4375	481	Retail & 2 Apartments
21-2-31	2/13/2014	φ215,000	273300	400 DIOauway	1900	.00 acre	4373	401	Retail & 2 Apartments
32-2-1.3	2/7/2014	\$287,500	845900	639 Broadway	1950	2.4 acres	67674	482	On Vacant Building Registry at time of sale; Fair condition
				,					
45-1-1	1/31/2014	\$60,000	102600	93 William St	1900	4900sf	2452	481	Tavern & Apartment Fair Condition/Non-MLS Sale
31-5-8.1	1/31/2014	\$1,095,000	680600	27 S Water St	1920	4342sf	9148	421	Converted Rail Station Restaurant/Auditorium
39-3-19	1/22/2014	\$150,000	180100	87 Liberty St	1900	2500sf	3675	481	Store & 2 Apartments
30-2-28	12/23/2013	\$70,000	133000	160 Broadway	1890	2070sf	3594	481	Store & 2 Apartments
30-2-27	12/23/2013	\$140,000	154000	158 Broadway	1900	1811sf	3375	481	Office/Store & 2 Apartments
40-2-5 &			689100	150 S. Water St	1960	1 acre	27025sf	449	
40-2-1.13	12/20/2013	\$860,000	376100	140 S. Water St	1850	23900sf	14750sf	710	Sale Between Related Companies
									Cala Dativian Dalated Companies
25-4-39	11/27/2013	\$182,500	223500	744 Broadway	1900	20250sf	2388	484	Sale Between Related Companies; Office building with large parking area
45-12-3	11/1/2013	\$68,000	74200	147 Renwick	1965	3700sf	800	433	
47-2-6.1	10/18/2013	\$70,000	148900	75 Monument St	1980	6300sf	1288	464	Listing states building needs updating.
									Renovated into offices and an apartment
2-19-5	10/3/2013	\$225,000	192,200	292 North St	1885	2880sf	2450	483	in 2010

							Gross		
			Total AV at		Year		Floor	Property	
S-B-L	Sales Date	Sales Price	Time of Sale	Address	Built	Site Size	Area	Code	Additional Comments
45-4-6	9/19/2013	\$300,000	442,800	21 Liberty St	1858	37066sf	55972	449	
35-2-11.1			16200	225 Broadway	0	4475sf	0	438	
35-2-12			187600	223 Broadway	1960	4475sf	4304	482	
35-2-13			78000	221 Broadway	1900	2250sf	2376	482	
35-2-34			24100	218 Ann St	0	2430sf	0	331	
35-2-36.1	8/15/2013	\$200,000	139600	220 Ann St	1975	4500sf	4250	449	
					,				Per MLS - 2nd Floor (1180sf) unfinished
28-3-15	8/12/2013	\$150,000	171,900	350 Broadway	1900	0.06	2540	482	at time of sale; included in GFA
33-1-19			125700	31 Temple Ave	1956	24584	6171	433	Auto body shop
33-1-18	8/7/2013	\$250,000	58800	43 Temple Ave	1900	9624	698	210	Single Family (Fair condition)
33-1-20			89800	27 Temple Ave	1955	15237	988	210	Single Family (Fair condition)
									First floor area needs work. 2nd floor is finished with 1/2 bath, kitchen & finished
34-1-14	8/5/2013	\$145,000	209,600	443 Broadway	1930	7325sf	1680	484	room but lacks a CO.
									Listed in the Vacant Building Registry at
28-3-35	5/29/2013	\$100,000	104100	14 Fullerton Av	1952	0.1	1750	485	time of sale.
38-1-1, 38- 1-2, 38-1- 21, 38-1- 22	5/24/2013	Φ <b>5</b> 00,000	362800	33 S Robinson	1929	0.44	8972	710	Also includes 206 W Parmenter, 210 W Parmenter & 297 Washington St; 2 garages and parking area; Sf includes 972sf office
	5/24/2013	\$500,000	362800	33 S RODINSON	1929	0.44	8972	710	972SI OIIICE
13-2-20.1	5/17/2013	\$200,000	318900	300 Dupont Av	1960	169 x 109	4233	421	Per MLS - includes business, equipment & fixtures
29-7-8	5/26/2013	\$120,000	205000	202 Broadway	1890	2614sf	5925	481	Restaurant on 1st floor; 3 apts above
43-3-10.1	5/1/2013	\$300,000	312,600	20 Deyo Pl	1950	1 acre	9520	449	Warehouse; Non-MLS Sale
5-1-14.1				-					
& 72-6-						158 x 88.5 +			One parcel is located in the T/O
2.1	4/10/2013	\$140,000	71,900 + 850	38 South Dix Ave	1960	50 x 154	2340	710	Newburgh; Non-MLS Sale

S-B-L	Sales Date	Sales Price	Total AV at Time of Sale	Address	Year Built	Site Size	Gross Floor Area	Property Code	Additional Comments
39-5-8	3/18/2013	\$29,000	69,500	17 Spring St	1975	25 x 100	800	433	Auto body shop
30-5-15	2/21/2013	\$80,000	125900	165 Liberty St	1900	2614sf	2903	483	Two 2-bedroom Apartments plus one office on first floor.
34-3-6.1 & 34-2- 2.11	2/21/2013	\$550,000	429900 (6800 + 423100)	377 Broadway & 375 Ann St	1950	19,124sf + 4,194sf	10306	485 & 331	
6-5-2.22	2/15/2013	\$350,000	720600 (Before Split)	407B Gidney Ave (formerly part of 407 Gidney Ave)	1988	.58 ac+/-	3152	465	Private sale; Not listed on the open market
30-5-30	2/12/2013	\$35,000	57800	20 Chambers St	1930	0.08	3198	449	Two other adjacent land parcels (30-5-31 & 32) purchased at the same time but on separate deeds.
40-6-5.1	2/1/2013	\$90,000	52900	49 Johnes Street	1960	93 x 100	4600	449	Private sale; Not listed on the open market
34-3-37	10/5/2012	\$125,000	194800	356 Washington St	1920	75 x 166	1800	425	Private sale; Not listed on the open market
23-4-5	5/24/2012	\$160,000	190,000	233 Liberty St	1880	57.5 x 113	5405	464	Offices
39-5-28.1 39-5-12 39-4-21	4/30/2012	\$375,000	501200 500 1600	102 S William St 7 Spring St 10 Spring St	1920	1 acre 20.3 x 50 38 x 80	55020	449 330 311	Warehouse. 55020 Total Rental SqFt: 36680GFA + 18340 Bsmt
32-1-9.12	4/24/2012	\$1,500,000	595,500	39 Wisner Ave	Unkn	2 ac	30220	449	Warehouse
32-4-3 32-3-1	4/5/2012	\$550,000	714100 5,000	131 Little Britain Rd	1960	119 x 184 96.7 x 140.5	14120	449 340	Office Space (4620sf); Warehouse (9500sf)
20-3-1	3/16/2012	\$157,500	136,900	97 Fullerton	1949	70 x 183	2160	482	Aka 95 Fullerton Avenue; 1 Apartment (1080sf); Retail (1080sf); Det Garages (4740sf)
18-2-39 18-2-40	3/9/2012	\$100,000	161500 1800	197 South St 195 South St	1880	25 x 116.5 25.3 x 113	3456	482 311	2 Apartments (2160sf); Retail (1296sf)
34-3-51	12/22/2011	\$170,000	123600	46 Washington St	1960	177 x 108 x 22.5 x 120.9	1344	433	Auto Repair Shop
30-5-41	11/9/2011	\$75,000	134,200	46 Chambers St	1880	25 x 100	7425	449	2 Apartments (4950sf); Auto Service (2475 sf)

							Gross			
			Total AV at		Year		Floor	Property		
S-B-L	Sales Date	Sales Price	Time of Sale	Address	Built	Site Size	Area	Code	Additional Comments	
Property C	Property Codes Used: 311, Residential Vacant Land: 330 - Vacant Land Located in Commercial Areas: 331 - Commercial Vacant with Improvements:									

Property Codes Used: 311- Residential Vacant Land; 330 - Vacant Land Located in Commercial Areas; 331 - Commercial Vacant with Improvements; 340 - Vacant Land Located in Industrial Areas; 421 - Restaurant; 425 - Bar; 433 - Auto Body, Tire Shops, Other Related Auto Sales; 438 - Parking Lot; 449 - Other Storage, Warehouse and Distribution Facilities; 464 - Office Building; 465- Prof. Bldg; 482 - Multiple Use or Multi-Purpose Downtown Row Type (detached); 483 - Converted Residence; 485 - One Story Small Structure: Multi-Occupant; 681 - Cultural Facilities; 710 - Manufacturing